

AN ORDINANCE

01-0 -1347

BY COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

AN ORDINANCE TO CREATE THE CENTENNIAL PLACE CUPOLA BUILDING COMMERCIAL ENTERPRISE ZONE; AND FOR OTHER PURPOSES

WHEREAS, an amendment to the Constitution of the State of Georgia was adopted by referendum in November 1982 giving the Council of the City of Atlanta power to create urban enterprise zones in the City of Atlanta; and

WHEREAS, enabling legislation known as the Atlanta/Fulton County Urban Enterprise Zone Act was enacted by the Georgia General Assembly and signed by the Governor in March 1983 and subsequently amended; and

WHEREAS, the Atlanta/Fulton County Urban Enterprise Zone Act gives the Council of the City of Atlanta authority to designate areas within the City as urban enterprise zones for housing purposes if certain conditions are met; and

WHEREAS, designation of a Commercial Enterprise Zone exempts the taxable value of property within the zone only from ad valorem taxes for City purposes, but the Board of Commissioners of Fulton County, by appropriate resolution, may exempt from ad valorem taxation for County purposes the taxable value of the same property exempted by the City; and

WHEREAS, types of property may be exempted, conditions must be met by owners of private property to qualify for an exemption, period and rate of exemptions, and elections may be made by the Atlanta City Council among various types of exemptions which are specified by State law; and

WHEREAS, State law provides that an exemption from ad valorem taxation for City purposes also includes, but is not limited to, school and educational purposes; and

WHEREAS, the City of Atlanta Development Impact Fee Ordinance provides that, under certain conditions, the City may exempt development in urban enterprise zones from the requirement to pay development impact fees; and

WHEREAS, it is the expressed intent of the Atlanta City Council to use urban enterprise zone legislation as an incentive to generate private investment in areas of the City which otherwise might not attract such investments for housing construction and job creation purposes; and

WHEREAS, the conditions and qualifications of the Atlanta Urban Enterprise Zone Act, as amended, have been met relative to the creation of The Centennial Place Cupola Building Commercial Enterprise Zone;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS AS FOLLOWS:

Section 1: It is found by the Council of the City of Atlanta that the area in and around the Techwood Drive area, location of the Centennial Place Cupola Building Commercial Enterprise Zone is economically and socially depressed. It is further found that areas such as this contribute to or cause unemployment, create an inordinate demand for public services and, in general, have a deleterious effect on the public health, safety, welfare and morals. It is further found that these areas, as is the case with the Techwood Drive area are characterized by no investment or under-investment by private enterprise in ventures which produce jobs, trade, provision of services, and economic activities which individually and together contribute to a healthy society. This lack of private investment and activity contributes to social and economic depression in such areas. Therefore, it is in the public interest that incentives be provided to private enterprise to invest in such areas, and that such private enterprise place priority upon the employment of those residents in those economically and socially depressed areas designated herein as urban enterprise zones.

Section 2: The Centennial Place Cupola Building Commercial Enterprise Zone is hereby created. The effective date of all exemptions established therein shall be January 1, 2002. The Centennial Place Cupola Building Commercial Enterprise Zone shall be expired on December 31, 2011. The Centennial Place Cupola Building Commercial Enterprise Zone shall otherwise not be abolished except as provided in State law. A legal description of The Centennial Place Cupola Building Commercial Enterprise Zone is attached hereto as "Exhibit A", and made a part hereof, and shall be on file in the Bureau of Planning and the Office of the Municipal Clerk.

Section 3: The Municipal Clerk is hereby directed to transmit a copy of this Ordinance as well as the legal description of The Centennial Place Cupola Building Commercial Enterprise Zone to the Tax Commissioner of Fulton County, to the Commissioner of the Department of Community Affairs of the State of Georgia, and to the Superintendent of the Atlanta Board of Education immediately upon approval by the Mayor of the City of Atlanta.

Section 5: That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

Exhibit A

Proposed Centennial Place Cupola
Building Commercial Enterprise Zone

LEGAL DESCRIPTION

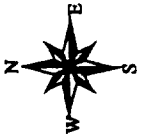
TO FIND THE TRUE POINT OF BEGINNING OF THE LINE

commence at the point of intersection of the northerly right of way line of Mills Street with the easterly right of way line of Techwood Drive; running thence N 88 28 44 E a distance of 393.93 feet to a point; thence N 00 07 50 W a distance of 168.49 feet to a point, said point also being the TRUE POINT OF BEGINNING; from the TRUE POINT OF BEGINNING as thus established, run thence northerly 31.87 feet along the arc of a curve to the left (said curve having a radius of 20.00 feet and a chord distance of 28.61 feet on a bearing on N 45 50 53 W) to a point; thence S 88 29 44 W a distance of 15.84 feet to a point; thence N 01 30 15 W a distance of 61.94 feet to a point; thence northerly 10.14 feet along the arc of a curve to the left (said curve having a radius of 20.00 feet and a chord distance of 10.03 feet on a bearing of N 13 52 28 W) to a point; thence northerly 153.28 feet along the arc of a curve to the right (said curve having a radius of 383.77 feet and a chord distance of 152.26 feet on a bearing of N 16 57 16 W) to a point; thence N 04 12 24 W a distance of 69.11 feet to a point; thence N 01 23 38 W a distance of 429.61 feet to a point; thence N 00 03 23 E a distance of 222.88 feet to a point; thence N 89 09 22 E a distance of 28.58 feet to a point; thence southerly 236.68 feet along the arc of a curve to the right (said curve having a radius of 3743.06 feet and a chord distance of 236.64 feet on a bearing of S 08 50 38 E) to a point; thence southerly 365.55 feet along the arc of a curve to the right (said curve having a radius of 1990.00 feet and a chord distance of 365.04 feet on a bearing of S 05 23 35 E) to a point; thence S 00 07 50 E a distance of 891.02 back to the TRUE POINT OF BEGINNING.

Exhibit B
Project Location Map

Proposed Centennial Place Cupola
Building Commercial Enterprise Zone

== Np-u-m-streets
□ Np-u-m-parcels



1-75-85

MERRITTS

WILLIAMS

TECHWOOD

OVEJOY

LOVEJOY

PINE

HUNNICUTT

CENTENNIAL PLACE/CUPOLA BLDG

Exhibit C
Acknowledgement Letter

Proposed Centennial Place Cupola
Building Commercial Enterprise Zone



CITY OF ATLANTA

DEPARTMENT OF PLANNING, DEVELOPMENT AND NEIGHBORHOOD CONSERVATION
68 MITCHELL STREET, S.W. SUITE 3350 • ATLANTA, GEORGIA 30335-0308
404-330-6145 • FAX: 404-658-7491

BILL CAMPBELL
MAYOR

MICHAEL A. DOBBINS
Commissioner

TIM POLK
Deputy Commissioner

ROBERT C. GRAY
Director

Bureau of Planning

July 3, 2001

Alrich Lynch
The Integral Partnership of Atlanta
60 Piedmont Avenue, 1st Floor
Atlanta, Georgia 30303

Dear Mr. Lynch:

We have received your application for designation of the Centennial Place Community Building as a Commercial Enterprise Zone. Our staff is currently reviewing the application with regard to the City's criteria for urban enterprise zone designation.

We have scheduled a presentation of the application to Neighborhood Planning Unit M on Monday, July 23, 2001 at 6:30 p.m. at the M.L. King, Jr. Visitor's Center, located at 450 Auburn Avenue, NE. The chair of NPU – M is Mr. David Patton, who may be reached at (404) 522-2596. Please be present at the NPU – M meeting to briefly present your proposal and to answer any questions regarding your application.

Additionally, the Community Development and Human Resources Committee of the Atlanta City Council will hold a public hearing on your application on Tuesday, September 25, 2001 at 6:00 p.m. in the Council Chambers at City Hall. Please be present at the hearing to briefly present your proposal and to answer any questions regarding this application.

Should you require any further information, please contact Sara Wade Hicks at (404) 330-6728 or Valerie Bell-Smith at (404) 330-6899.

Sincerely,

Robert Gray
Robert Gray

cc: Michael Dobbins, Commissioner
Tim Polk, Deputy Commissioner
Sara Wade Hicks, Assistant Director
Enrique Bascunana. NPU - M Planner

RG/vbs

EVALUATION OF PROPOSED CENTENNIAL PLACE CUPOLA BUILDING COMMERCIAL ENTERPRISE ZONE

Criterion	Required	Proposed	Compliance
1. Eligibility Criteria a. Evidence of Pervasive Poverty b. Unemployment c. General Distress (High Crime or Vacant/Abandoned Buildings) d. Underdevelopment	Area must meet 3 out of 4 Criteria a. Poverty rate of $\geq 20\%$ b. Census tract job loss $\geq 10\%$ of State Average <u>4.0</u> c. High Crime or Vacant/Abandoned Buildings d. Lack of development activity $< 20\%$ for NPU as compared to the city as a whole	a. Poverty rate of $\geq 30\%$ for CT 20 BG 1 b. 12.9% c. 14% Non-Residential Building Permits for NPU-M	√
2. Acreage	None	1.165 Acres	√
3. CDP Consistency	CDP Land Use Classification Medium Density Residential F.A.R. .350 - .699	Low Density Residential F.A.R. = .308	√
4. Zoning Compliance	Current Zoning Classification C-4-C	C-4-C	√
5. Project Specificity	Project Specific Zone or $> 50\%$ of Areawide Zone	Project Specific	√
6. Project Readiness	$\geq 30\%$ of Units to be Initiated in Year 1	$\geq 30\%$ or more of project will be complete in the first year	√
7. Non-Displacement	Minimum Displacement	None	√
8. Provision for Targeting of Jobs to Residents within the Zone	Jobs within the zone will be targeted for residents within the zone	Proposes to comply	√
9. Financial Feasibility	a. negative cash flow, or b. debt coverage ratio < 1.20 , or c. a variable-ratio DCR equivalent to said fixed-rate ratio, based upon reasonable assumptions as certified		TBD

Exhibit D Evaluation Checklist

Proposed Centennial Place Cupola Building
Commercial Enterprise Zone

Exhibit E**2001 HUD Income Limits/Affordability**

FAMILY SIZE (% OF BASE)	INCOME ADJUSTMENT	LIVING ACOMODATIONS EXPENSES (<30%)	MAXIMUM RENTS
1 PERSON (70%)	\$27,930.00	\$8,379	\$698
2 PERSON (80%)	\$31,920.00	\$9,576	\$798
3 PERSON (90%)	\$35,910.00	\$10,773	\$898
4 PERSONS - BASE	\$39,900.00	\$11,970	\$998
5 PERSONS (108%)	\$43,092.00	\$12,928	\$1,077
6 PERSONS (116%)	\$46,284.00	\$13,885	\$1,157
7 PERSONS (124%)	\$49,476.00	\$14,843	\$1,237
8 PERSONS (132%)	\$52,668.00	\$15,800	\$1,317
Maximum Sales Price \$146,300 (2.2 Rule / 2.2 times the Median Income)			
<u>ASSUMPTIONS:</u> Median Income \$66,500 - SMSA Rent Range is Determined by the Number of Rooms Per Unit and the Atlanta Housing Code Maximum Allowable Persons per Room - 2; A Two-Bedroom Apartment Unit Could Not House More Than a Four Person Household.			

TRANSMITTAL FORM FOR LEGISLATION

To Mayor's Office: Greg Pridgeon

(For review & distribution to Executive Management)

Commissioner Signature

Michael Osborn
Department of Planning

Director Signature

Robert Gray
Bureau of Planning

From: Department of Planning, Development
Neighborhood Conservation

Contact: Robert Gray

Committee(s) of Purview: Community Development / Human Resources

Committee Meeting Date (s) 9/12 CD, 9/25 Public Hearing
9/26 CD

Committee Deadline 8/31

City Council Meeting Date 9/17 & 10/1

CAPTION:

AN ORDINANCE TO CREATE THE CENTENNIAL PLACE CUPOLA BUILDING COMMERCIAL ENTERPRISE ZONE; AND FOR OTHER PURPOSES.

BACKGROUND/PURPOSE/DISCUSSION:

The Integral Partnership of Atlanta in partnership with the Atlanta Housing Authority, seeks to develop a corporation suite facility and a small restaurant/coffee shop in the newly revitalized Centennial Place community. This is a restoration project of the building where President Roosevelt stood at the dedication ceremony for the nation's first public housing community – Techwood Homes. It is located within the Centennial Place community, Neighborhood Planning Unit – M, Council District 2. The total development cost is estimated to be \$1.9 million.

FINANCIAL IMPACT (if any):

The Department of Finance is conducting a fiscal impact analysis for the proposed zone.

Mayor's Staff Only

Received by Mayor's Office:

8/28/01
Date

Reviewed:

g
Initials Date

Submitted to Council

Date

Action by Committee: ☐ Approved ☐ Adversed ☐ Held ☐ Amended
☐ Substitute ☐ Referred ☐ Other